Government of Madras

LOCAL SELF-GOVERNMENT DEPARTMENT

(Public Health)

G.O. No. 620, P.H., 2nd May 1922

Town-Planning

Coimbatore district—Kollegal union—Land acquisition for town-extension ordered—The Madras Act 1920 extended to the union, and the Kollegal Taluk Board requested to submit a scheme before 1st August 1922.

Government of Madras

LOCAL SELF-GOVERNMENT DEPARTMENT

(Public Health)

G.O. No. 620, P.H., 2nd May 1922

Town-Planning

Coimbatore district—Kollegal union—Land acquisition for town-extension ordered—The Madras—Act 1920 extended to the union, and the Kollegal Taluk Board requested to submit a scheme before 1st August 1922.

READ—the following paper :—

From the Collector of Coimbatore, dated 20th December 1919, No. 5559.
From the Collector of Coimbatore, dated 2nd July 1920, No. 5559.
From the President of the Coimbatore District Board, dated 20th October 1920, No. 2172.
From the President of the Coimbatore District Board, dated 15th December 1921, No. 2172.

Order—No. 620, P.H., dated 2nd May 1922.

The notification submitted by the Collector of Coimbatore with the first of his letters read above for the acquisition of land for town extension in Kollegal will be published in the *Fort St. George Gazette*. The cost of acquisition should be met from the deposits made by the applicants for sites and from the land development fund of the Kollegal taluk board or by means of a temporary loan. The Government are not prepared to sanction the proposal to utilize for this purpose the unspent balance of grants made for the removal of congestion in Kollegal. The taluk board is requested to refund this unspent balance to the Government immediately.

2. The Government consider that the lay-out of and building on the acquired area should be controlled on proper lines under the provisions of the Madras Town Planning Act, 1920. This Act will accordingly be extended to the Kollegal union. Under section 12 of the Act the Kollegal taluk board is requested to submit in consultation with the Director of Town Planning a town-planning scheme in respect of the area before the 1st of August 1922.

3. The appended notifications will be published in the *Fort St. George Gazette*.

(By order of the Government, Ministry of Local Self-Government)

F. J. RICHARDS,
Secretary to Government.

To the Collector of Coimbatore.
,, President of the Coimbatore District Board.
,, Law (Legislative) Department.
,, Inspector of Local Boards and Municipal Councils.
,, Director of Town Planning.
,, Accountant-General.
,, Examiner of Local Fund Accounts.
Gazette (3 notifications).

APPENDIX

NOTIFICATIONS

I

Under section 39 (1) of the Madras Town-Planning Act, 1920, the Government are pleased to extend the provisions of the Act to the Kollegal union in the Coimbatore district.

Published in Gazette of 16.5.22

II

Under section 12 of the Madras Town Planning Act, 1920, the Government direct the Kollegal Taluk Board to prepare, print and submit for their sanction before the 1st August 1922 a scheme in respect of the 12·6932 acres of land in Kollegal union notified for acquisition in notification No. 350 published on pages 228–229 of Part I-A of the *Fort St. George Gazette*, dated 9th May 1922.

C.F.—81.

LOCAL AND MUNICIPAL **DEPARTMENT.**

Ms. No. 7613 L

Received ... 191 . *Registered* 30.12.1919.

Subject.

Land Acquisiton - Kollegal - Extension of house-sites.

ENCLOSURES
No. 1
Spare copies

R.O.C. No. 5559/Rev. of 1919.

Station Coimbatore, *Dated the* 20th December 1919.

From (Name) P. Macqueen Esq., I.C.S.,

(Designation) Ag. Collector of Coimbatore.

To The Secretary to the Government of Madras,
Local and Municipal Department,
M a d r a s.

Sir,

At the instance of the President, Taluk Board, -- Kollegal, I have the honour to submit for approval and publication in the Fort St. George Gazette a draft notification under Section 6 of the Land Acquisition Act for the acquisition of the sites required for the extension of village sites at Kollegal for the relief of congestion and the provision of roads to connect the new extension with the several main roads and important streets of the town so as to make the extension as popular and attractive as possible.

2. The sites proposed for acquisition are 27 in number, eleven of which are in S.F.No.595/C/5 and 595/M/6, Kollegal nattam, eight in dry fields S.Nos.594-B, 594 C/18,

594 C/26, 594 C/36 & 37 and 594-D, three in S.Nos.584-B, 580 and 567-A dry fields and the remaining five are wet fields.

3. Sites Nos.1 to 13, and 15 to 18 have been valued at a uniform rate of 1½ annas a sq. foot on the basis of the rate of valuation recently adopted for the acquisition of sites for widening Norachi lane at Kollegal. Sites Nos.20 to 24 which are wet lands are valued at Rs.500/- per acre on the basis of a sale by Court auction in the year 1918. Site No.14 is valued at 1½ annas and 3 annas as it is situated in a conspicuous position. The remaining four sites are to be taken up on payment of a nominal compensation. The rates adopted are reasonable. The total cost of acquisition of the sites including the value of buildings, wells and the 15 per cent. allowance for the compulsory nature of the acquisition comes to Rs.12182-3-11.

4. Except the owners of sites Nos.20 to 24, the owners of the other sites have no objection to the acquisition. The owner of sites Nos.22, 23 & 24 states that he wants the sites for building houses of his own. The objections of the owner of sites Nos.20 & 21 are:-

(1) His lands are wet and are unsuited for building purposes.

(2) The proposal is mainly intended to oblige one or two rich and influential persons of the town who wish to build bungalows in their lands and are trying to have roads made for them through the lands of others.

(3) The Sanitary Commissioner once expressed that the lands are unfit for house-building purposes.

Item No.1. -- It is reported that the sites in question are not unsuited for building purposes and in fact the Deputy Sanitary Commissioner expressed his opinion that the lands are suited for the purpose. The owner obviously intends to build houses and let them for rent.

Item No.2 -- It will be seen from the lay-out marked in the plan, that there is no proposal to grant the sites to one or two rich influential men but that they have been parcelled out into small bits for grant to all who are in need of houses.

Item No.3.

Item No.3. -- No sanitary authority has ever condemned the site.

The objections of the owner of these two sites as well as of the owner of sites Nos.22 to 24 are the outcome of selfishness and speculation and are not worthy of consideration.

5. The Taluk Board has the funds needed for the acquisition.

6. A plan of the proposal is enclosed for reference and return.

I have the honour to be,

Sir,

Your most obedient servant,

for Ag. Collector.

I.N.L/23-12-19.

24/12/19.

To

The Collector & President, District Board,
Coimbatore.

The humble petition of Arekotaram Venkatakrishna Setty of Kollegal most respectfully sheweth:-

1. That the Taluk Board of Kollegal have already acquired many acres of good dry lands in fairly healthy locality for house-building purposes, but not a single house-site has been assigned to any one and the whole acquired land is now being let out for cultivation.

2. That there is a fresh proposal to acquire lands in an undesirable part of Kollegal and the lands proposed to be acquired are wet lands quite unsuited for building purposes.

3. That the new proposal, it is presumed, is mainly intended to oblige one or two rich and influential persons of the town who wish to build bungalow in their lands and are trying their level best to make roads etc., for them through the lands of others.

4. That it is learnt that though some of the Taluk Board Members expressed their uninterested opinions as to the unsuitability of the proposed lands for house-sites, their objections seem to have had no effect. In this connection, it may be stated that the Taluk Board Members here are simply nominated but not elected and on account of their delicate position it has been possible to get any proposal easily passed in the Taluk Board Meeting.

5. Taking into consideration all the pros and cons of the situation and also bearing in mind the opinion said to have been expressed by the Sanitary Commissioner when he was once here, that these wet lands cannot be sanitarily converted into house-sites, the petitioner humbly requests that he will be pleased to issue necessary orders to stop further proceedings

in this new proposal for acquisition.

For which act of kindness the petitioner as in duty bound shall ever pray.

Kollegal,
Dated, 20-11-1919.

(Sd.) Venkatakrishna Setty (in Kanarese).
Petitioner.

(True Copy.)

for Collector.

I.N.L/28-12-19.

28.12.19.

(7)

To

The Collector of

Coimbatore.

Most Respected Sir,

I, C.V. Rajagopal Ayyangar, a resident of Kollegal, respectfully beg to bring the following circumstances to your honour's favourable consideration and orders.

2. In the cusbah Kollegal, the Taluk Board have opened a peace park and a road up to the main road leading to Sattegal. I hear that they propose to acquire the whole of the lands north of the peace road from east to west. In this block, I own Survey fields Nos.591 & 592 measuring acres 2.18 just close to the Sattegal road.

3. In the above patta lands of mine, I intend to construct a decent building for my private use with a big compound and a few sheds for my industrial business purposes for which I have collected and stored materials on the land itself, made advances to the workmen and have also sunk a well therein. Now, I hear that there is a proposal by the Taluk Board to acquire the whole block for road and house site purposes.

4. In this connection, I beg to submit that I am willing to forego such portion of my land as is actually required for road purposes without claiming any compensation therefor and request that the remaining portion may be left to me to enable me to proceed with my work. I have also submitted a petition to the President, Taluk Board on 8th September 1919 to the above effect.

I therefore request your honour will be pleased to grant my request and pass favourable orders at an early date.

For

For which act of kindness and justice, I shall ever pray.

I beg to remain,

Honoured Sir,

Your most obedient servant,

(Sd.) C.V. Rajagopal Ayyangar.

(True Copy.)

for Collector.

I.N.L/37-12-19.

28.12.19.

8

Lrn (Local) Dept

C No. 4613 L from the Collr. of Coimbatore No R.C. 5559/Rev dated 20.12.19.

Memo No. 7613-1L
12.1.20

The Collector's attention is drawn to G.O. No 484 H dated 24.4.1906 and he is requested to report the approximate cost of the scheme for which the land is required (excluding the cost of acquisition) and whether the scheme has been approved by the Sanitary Commissioner.

12-1-20

To
The Collector of Coimbatore
(Attention)

12-19 C.F. 81

LOCAL AND MUNICIPAL DEPARTMENT.

Received ... 192 . Registered 5 7 1920

Subject

Land Acquisition.

ENCLOSURES.
No. nil

Spare copies

Roc No 5559 Rev of 19.

Sathon Coimbatore, dated the 2nd July 1920. 19

From (Name) F.B. Evans Esq., I.C.S.,

(Designation) Collector of Coimbatore.

To The Secretary to the Government of Madras,
Local and Municipal Department,
M a d r a s.

Sir,

for above

Memo No.7613-1 L. dated 12th January 1920.

Land Acquisition - Kollegal - Town extension.

The Taluk Board does not propose to incur any expenditure on the scheme beyond the cost of acquisition. The land will be laid out in plots and sold to the applicants. The Taluk Board does not propose to construct drains or roads. The president, Taluk Board remarks - "there is no regular drainage system for the town and "where drains exist, the streets are more insanitary than "where they do not. Where there are no drains, the house-owners

"make their own arrangements for the disposal of sullage water "by utilising it for gardening in their backyards and by letting "it into it. Where there are drains in the street, the sullage "is let into them and stagnates and stinks there. No water is "readily available to flush the drains. They do not slope "properly and cannot also be maintained in proper condition for want of funds. In the extension under consideration, every "house will have a backyard and sullage water can be utilized for gardening. The site slopes to the north and rain water "is easily drained off into the wet fields beyond. No metalled "or gravel roads are also required. They do not exist in "all the streets of the existing town. The ground is even "and the streets will form themselves when house-sites are "marked. There is no system of water supply in the town except "private wells and charity ponds. Wells can be sunk at no "heavy cost in the extension and every house-owner can provide "himself with a well in his backyard.

"There is great demand for house sites in this locality. If the extent be not acquired and parcelled out in an orderly way, houses will spring up irregularly and quickly. The whole "of the patta land to the west of the plot has thus been built "upon and tiny plots are still being sold for house-building "purposes. There is no arrangement, no system and no eye to "sanitary requirement. The same thing would happen if the "publication of the notification be delayed by even a few months. "The Taluk Board has no funds to construct masonry drains or "metalled road and if the acquisition be held in abeyance till "funds could be provided the towns people will make their "arrangements to buy sites and town build upon them as they like.

I agree and I do not think the acquisition should be vetoed because there is no regular scheme of improvement: though I am afraid that it is against the policy of the government.

2. The Deputy Sanitary Commissioner inspected the site and

considered

considered that it was well-suited for the purposes: and the Sanitary Commissioner says that he has no objection to it.

I have the honour to be,

sir,

your most obedient servant,

Collector.

I.N.L/2-7-20.

B
2720.

Scott. II-10 (a)—14,622—3-3-19 (6)

13 C 47. dm DEPARTMENT.

READ AGAIN G.O. No. ....., dated ..... 19 .

" " " " ..... " ..... 19 .

READ ALSO:—

C. No. 7613, From the Coll^r. of Coimbatore, No. 5559, dated 20-12-1919.

" " 34492 " " " " " 2-7-1920.

" " ..... " " ..... " ..... 19 .

Memo.
~~ORDER.~~ 3449-1L
No. ....., dated 13/8/1920

The records available with Government show that grants amounting to Rs 56,482 have been made during the past ten years to the Coimbatore D^t. Board for extension of house-sites in Kollegal, that the Board has acquired 75 acres already in the northern part of Kollegal and that yet no one has built on the area acquired. Here is another proposal for the acquisition of about 4 acres for the relief of congestion in the which the Collector now recommends should be dropped. Thoraipur quarters. Now a further application has been put in

Call note

for the acquisition of 12·72 acres for the extension of Kollegal on the eastern side.

2. The Government consider that it is quite time that the policy of the Corporation Board in regard to New extensions should be defined and that the financial aspect of these schemes should be examined and separate accounts produced. The President is requested to consider the present financial position of the various schemes for the extension of Kollegal undertaken by the Board and to report

(1) whether the whole of the Government grants made during the past ten years has been expended & if so in what way;

(2) whether any amount has been realised by sales of sites & leases and if so how much, & how it has been spent.

The Government will not subsidise any further schemes for the relief of Congestion in the

~~NOTES.~~

district until detailed accounts have been rendered ~~of~~ of the receipts and expenditure hitherto accruing and incurred. ~~This Govt are satisfied that the proposals made cannot be financed by them.~~

31.7.20

12.8.20

2 (Sgd) P.C.N. 14/8/20

The Secy. to Govt. of Coimbatore (Revenue)

" P.W.D. Coimbatore (Revenue)

Secy
C.V.
16/8

B

C.F. 29—3,000—9-3-18.

LOCAL AND MUNICIPAL **DEPARTMENT.**

G. No. 5720

Received 20 OCT 1920 191 . *Registered* 22/10 1920.

Subject.

L

Kollegal Town Extension - Acquisition of land.

ENCLOSURES.

No.

Spare copies

R.O.C. No. 2172/D.B. of 1920.

Station Coimbatore. *Dated the* 20th October 1920. 191 .

From (Name) M.R.Ry.T.A.Ramalingam Chettiar Avl.B.A.B.L.,

(Designation) President District Board Coimbatore.

To The Secretary to the Government of Madras,

LOCAL AND MUNICIPAL Department.

M A D R A S.

Sir,

Pt 3-15 atvue

Adverting to Government Memorandum No.3449-1 L., dated 13-8-1920, I have the honour to report that an amount of Rs.44,040-5-3 out of the Government grant of Rs.56,482/- has been expended for relieving congestion and acquiring lands as detailed in the statement appended and that a sum of Rs.3,249/- was realised by lease of sites and out of this sum, the amount of Rs.599-9-0 was spent as Land Revenue on the lands acquired, as detailed below, leaving a balance of Rs.2,649-7-0. Sites have

not

not yet been sold and arrangements are being made for the sale - Please vide copy of letter from the President, Taluk Board, Kollegal, dated 15-9-1920, enclosed. ½ Off infra

The site east of the town now proposed for acquisition is very popular for town extension. Its acquisition may be sanctioned. The money necessary will be first spent out of the Provincial grant balance and then recouped from the sale proceeds. The land acquired for extension already is not at all popular. So if the site now proposed is not acquired, there is very little chance for the removal of congestion in the town in the near future. I may also mention that the Peace Park recently opened is adjacent to the site now proposed and it will be an additional attraction for the new extension. I have ascertained by personal enquiry that houses will be built in this eastern extension as soon as sites are acquired and given to people. Under the circumstances I request the Government may be pleased to sanction the acquisition of the 12·72 acres now proposed.

Year.	Amount realised by lease.	Amount paid as Land Revenue on the lands acquired.		
	Rs.	Rs.	A.	P.
1915-16.	..	101	0	0.
1916-17.	753	128	0	0.
1917-18.	978.	124	0	0.
1918-19.	445.	124	3	0.
1919-20.	518.	122	6	0.
1920-21.	555.	..		
	3,249	599	9	0.

Balance available Rs.2,649-7-0.

I have the honour to be,

S i r,

Your most obedient servant,

K.S./20-10-20.

President, Dt. Board.

Cus 20.10.20. 20-10-20

Statement showing the receipts and expenditure of the Kollegal Town Extension - Coimbatore District.

RECEIPTS.

G.O.No.698 L., dated 4-5-1911.	..	Rs.17,000.
G.O.No.1202 M., dated 1-7-1912.	..	Rs.21,122.
G.O.No.2307 M., dated 4-12-1912.	..	Rs.15,360.
G.O.No.1956 M., dated 26-12-1917.	..	Rs. 3,000.
	Total Receipts.	Rs.56,482.

EXPENDITURE.

In 1912-13 for relieving congestion in blocks Nos I to XIV except block No.XII.		Rs.14,573	0	0.
In 1913-14 for acquiring sites on the southern side.		Rs.21,061	12	0.
In 1914-15	Do. do.	Rs. 1,503	4	5.
In 1916-17.	Do. block No.XII.	Rs. 6,902	4	10.
	Total	Rs.44,040	5	3.
	Balance	Rs.12,441	10	9.
Add amount transferred from the grant made for Kollegal water supply.		Rs. 6,500	0	0.
	Total Balance.	Rs.18,941	10	9.

President, Dt. Board.

K.S./20-10-20.

Copy of letter R.O.C.No.206/K.T.B. of 1920, dated the 15th September 1920, from the President, Taluk Board, Kollegal, to the President, District Board, Coimbatore.

With reference to your Endorsement R.O.C.No.2172/ D.B. of 1920, dated 22-8-1920 on G.O.No.3449-1 L., dated 13-8-1920, I have the honour to enclose herein a statement showing the amount of Government grants made during past ten years for relieving congestion in Kollegal and the amount spent with details.

2. No amount was realised by sale of site for house sites. Sites for 36 houses have been demarcated and will be sold with reference to Taluk Board Resolution No.121 dated 9-9-1920, a copy of which is herein enclosed.

3. The sites other than 36 sites demarcated for house sites are being leased out ~~for~~ in public auction year after year from the year 1916-17. The amount realised by lease and the amount of Land Revenue paid for the last five years are also noted in the statement.

President, Dt. Board.

K.S./20-10-20.

Proceedings of the Kollegal Taluk Board, dated 9-9-1920.

- - - - - - - -

R E A D:-

Letter from the Revenue Divisional Officer, Kollegal, dated 5-9-1920, No.nil, requesting to place the following subjects at the Taluk Board Meeting to be held on 9-9-1920.

x x x x

That the Resolution of the Board in regard to the sale of the sites in southern extension be given effect to without further loss of time. G.O.No.730 L.Mis., dated 27-7-1920.

(F)

Resolution No.121 dated 9-9-1920.

- - - - - - - - - - - - - -

The Board thinks that the idea of leasing out the sites for building purposes is not feasible. The price of sites in the different rows will be fixed and allotted by a Sub Committee composed of the following gentlemen:-

The President, the Revenue Divisional Officer, Mr. G.P. Mallappa and Muhammad Khalandar Sahib, and also that the sites be allotted in separate blocks for different communities. The grant will be subject to the following conditions:-

1). The ground rent to be paid to the Revenue Department should be paid by the purchasers.

2). Buildings should be constructed within one year from date of allotment.

3). Each house should have a separate latrine.

4). The building should not extend over more than 50% of the site and at least 6 feet should be reserved as front (open) yard.

/Sd/. N. Devaji Rao,
President.

(True Extract)

/Sd/. G.P. Mallappa,
For President, Tk.Board.

(True Copy)

K.S./20-10-20. President, Dt. Board.

Scott. [redacted] (a)—35,106—9-2-20.

P 21. Com DEPARTMENT

(C) 28
R 1912

READ AGAIN G.O. No. ....., dated ..... 192 .

" " " " ..... " ..... 192 .

READ ALSO:—

C. No. 7613 K. From the Coll.r of Coimbatore, No. 5559, dated 20-12-1919.

" " 3449 K. " " ..... " ..... " 2-7- 1920.

" " 5720 " " P.D.B. " 2172 " 20.10- 1920.

~~ORDER.~~ Memorandum No. 5720-1, dated 22-12- 1920

The govt. consider that, before the acquisition of the land is decided upon, there should be some guarantee that it will be taken up for house sites by private purchasers instead of sharing the fate of the land already acquired for town extension The President, District Board, Coimbatore, is accordingly requested to ascertain and report whether intending purchasers of house sites are prepared to give such a guarantee by depositing in advance half

estimated cost of the land, ~~the cost of the buildings~~

~~the cost of the buildings~~

M
17.12.20

V/P
21.12

22/12

22/XII/20

To

The D.D.B. Coimbatore

.. Coll. of Coimbatore

(With copy of Cno. 5722

P.F. 29—5,000—29-10-20.

8 23

LOCAL SELF GOVERNMENT DEPARTMENT.

Received ..... 192 . *Registered* ..... 192 .

Subject.

Kollegal -- Town extension.

L. S. G. Dept.

Lodged 22/9/21

The R.D.B. may be reminded by the 15th Oct. if no reply is received by that time.

22-9-21

Reminder sent 7/11/21

ENCLOSURES.

No. .....

.....

Spare copies .....

R. O. C. No. 2172/D. B. of 1920.

Station Coimbatore, *Dated the* 17th September 1921.

From (Name) M. R. Ry. T. A. Ramalingam Chettiar Avl., B. A., B. L., M. L. C.,

(Designation) President, District Board, Coimbatore.

To The Secretary to the Government of Madras,

LOCAL SELF GOVERNMENT Department.

MADRAS.

Sir,

With reference to reminder dated 14th September 1921 to Government Memorandum No. 5720-1 L.& M., dated the 22nd December 1920, I have the honour to report that the matter is pending reply from the President, Taluk-Board, Kollegal to whom an urgent reminder has been -- issued to day. On receipt of his reply a report will be submitted to Government.

I have the honour to be,
Sir,
Your most obedient servant,

20-9-21

For President, Dt. Boa

K.R. 19-9-1921.

5,000—29-10-20.

LOCAL SELF GOVERNMENT **DEPARTMENT.**

Received Dec 192 . *Registered* 192 .

Subject.

Land acquisition -- Kollegal town extension.

ENCLOSURES.
No. 1.
Spare copies

R. O. C. No. 2172/D. B. of 192D.

Station Coimbatore, , *Dated the* 15th December 1921.

From (Name) M. R. Ry. T. A. Ramalingam Chettiar Avl., B. A., B. L., M. L. C.,

(Designation) President, District Board, Coimba

To The Secretary to the Government of Madras,

LOCAL SELF GOVERNMENT Department.

Sir,

Fort Saint George, Madras

p21 ante .

With reference to Government memorandum No. 5720-1 L & dated the 22nd December 1920, I have the honour to forward herewith a copy of letter R.O.C.No. 206/K.T.B. of 1920, dat the 24th November 1921 from the President, Taluk Board, Kol gal.

Under the circumstances stated by the President, Taluk Board, Kollegal, there is likely to be no loss to the Board on this account and I have the honour to request that the ac quisition may be sanctioned.

I have the honour to be,
Sir,
Your most obedient servant,

Ramalingam Chetti
15-12-21

For President, District Board.

Recd
C VR
7.1.22

16-12-21

A. N. 15-12-21. Cus. 16.12.21. RD

25

L O C A L F U N D D E P A R T M E N T

Kollegal Taluk.

Subject.

Acquisition -- northern extension Kollegal town Reporting that the amount deposited is Rs. 3760/- and requesting permission to utilize the balance of the large sum sanctioned towards relieving congestion in Kollegal Taluk for this acquisition purposes.

- -

R.O.C. No. 206/K.T.B. of 1920, dated the 24th November 1921.

From

M.R.Ry. N. Devaji Rao Avl.,
President, Taluk Board,
Kollegal.

To

The President,
District Board,
Coimbatore.

Sir,

With reference to your R.O.C. No. 2172/D.B. of 1921, dated the 7th October 1921, I have the honour to inform you that upto now there have been 39 applications for house sites and 2 for bungalow sites and a sum of Rs. 3,760, have been deposited by those applicants. There are several more -- applications who have not as yet deposited any sums but are likely to do so and fresh applications with deposits are also expected. I have also the honour to inform you that a major portion of the block proposed to be acquired belongs to one A. Venkatakrishna Chetty and a smaller plot to one C. V. Rajagopala Ayyangar and these two are strongly objecting to

Pg 4 - Date

the acquisition of their respective blocks on the ground that they themselves want to build upon them. The Taluk Board in its Resolution No. 157 dated 28-9-1921 have almost promised that the sites will not be interfered with, if -- they bonafide intend to erect buildings upon them; but since the Board could have otherwise no control over them the objectors have been informed that, if they agree to the Board's acquiring their plots for a nominal compensation, the sites marked out in their respective plots will be -- granted to themselves but on conditions similar to those on which the other sites will be granted to the other applicants, the most important of which being the Board's power to resume the sites without paying any compensation in -- case the conditions are not satisfied. There is no doubt a large demand for the sites in this area and I solicit early orders in the matter. The cost of the acquisition is estimated at Rs. 6,801-10-10. There is a large sum with the Taluk Board intended for the removal of congestion which may be utilized for the acquisition at present, and when the -- sites are alloted the whole amount will be recouped without any loss to the Board.

I have the honour to be,

Sir,

Your most obedient servant,

(Sd) G. P. Mallappa,
5-12-1921.

For President, Taluk Board.

6402
3760
3142

(True Copy)

15.12.21

For President, District Board.

C.S. 15-12-1921. Cy 15/12/21.

16.12.21

Government of Madras

LOCAL SELF-GOVERNMENT DEPARTMENT

(Public Health)

G.O. No. 620, P.H., 2nd May 1922

Town-Planning

Coimbatore district—Kollegal union—Land acquisition for town-extension ordered—The Madras—Act 1920 extended to the union, and the Kollegal Taluk Board requested to submit a scheme before 1st August 1922.

READ—the following paper :—

From the Collector of Coimbatore, dated 20th December 1919, No. 5559.
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(Public Health)

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~~FORM OF DRAFT DECLARATION.~~

Under Section 6 Act ~~I of~~ 1894, ~~the Collector~~ the Governor in Council hereby declares that the Land mentioned ~~in the following Schedule~~ below and measuring 12.72 acres, be the same a little more or less, is needed for a public purpose, to wit, for Town extension Kallegal, and, under sections 3 and the Revenue Divisional officer Kollegal is appointed to perform the functions of a Collector under the Act and directed to take order for the acquisition of the said land.

2. A plan of the land is kept in the office of the Revenue Divisional officer Kollegal and may be inspected at any time during office hours

SCHEDULE.

District.	Taluk.	Village.	Description of Land, Wet or Dry, Inam or Poramboke, with Survey or Paimash number.	Name of Owner or Occupier.	Boundaries of the Land required to be taken up.				Extent to be taken up.	Estimated Cost of the Land to be taken up and the authority sanctioning it.
					North.	East.	South.	West.		
			595 c/s 1 Kattaan	Kuppuswamy ayyar Subbarayar 1	Vacant site of Rama krishna Chetti	Vacant site of Linga chari	His own vacant site	Sama Iyengar's Lane	Acs. Gs. Ft. 1650 or 3.8 Cents	Rs. 177-14-3.
			—do— 2	Lingachari	—do—	House of Govinda	Backyard of Veera Gowda	No. 1	1107 or 2.5 Cents	119-5-7
			—do— 3	G. Mohideen Sahib	House & vacant site of Abdul Razak	Lane	Vacant site of Hussain Sheriff	No. 2	1938 4.4 Cents	397-3-1
			—do— 4	Rama krishna Chetti	House of Imam Deputy Sahib	Road	House of Kadir Ismail	Lane	1457 or 3.3 Cents	157-1-5

	do	5	Kadir Sahib	No 4	No 6	His own house	Lane	152 sq ft in 3 cents	32-1-5		
	do	6	Muhammad Ismail Sahib mortgagee Pallappajichetti	No 4	Road	His own house	No 5	152 sq ft in 3 cents	30-14-0		
594 B Dry	7	Chinnaswami Kaniyan and 5 others	Siva-n Road	New Police Quarters T.S. No 594/B in T.S. No 594 B (North & South)	T.S. No 594/B	Siva-n Road	0.4 cents	138-0-0			
594 B Dry	7A	Chinnaswami Kaniyan	Road	594 A	Lane	His own land 594 B.	9 cents	414-0-0			
594 C 18 Dry	8	Peer Beg Sahib Brothers Sons of Kadir Beg mortgagee Seethoramachetti	Lane	Lane	Road	His own house and back yard	1.5 cents	171-0-7			
594 C 26 Dry	9	Peer Beg Sahib whole house	Road	Lane	Lane	Taluk Boards vacant site	a c 0-1 cent	95-1-7			

Kollegal

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—35,094—6-14.

12 15

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					North.	East.	South.	West.	Acs.	Rs.
			594c 36+37 10.	Malam Nagachelli	His own building	Vacant site of Taluk Board	Venkatappa chetti street	Road	1 cent	245-15-10
			Dry 594 D 11.	Sreekanta chetti & 2 brothers	Taluk Board site	His own site	VII	Taluk Board site	.13 cents	5-15-8
			Dry 594 D 12.	Ramaswami chetti	Sreekanta chetti's land	Sreekanta chetti's land.	Channel	Site of the same land	2 cents	92-0-0
			Dry 594 D 13	Sreekanthachetti & 2 brothers	— do —	Vacant site of Taluk Board	— do —	VII	2.69 cents	123-11-10

Porambo Nattam 595/24/6	14	A. Seshadri chetti mortgagee A. Venkatakrishna chetti	channel	His own house and Saiyira Goarda's house	Rama puram Road	Bysani Subbanna chetti's land		21 Cents	1541-0-0	
-do-	15	Saiyira Goarda	-do-	Bysani Subbanna chetti's land	Houses back-yard	No. II		5 Cents	230-0-0	
do	17.	Bysani Subbanna chetti		Rama Vera chetti's land	Site of the Temple	No. II			230-0-0	
do	(18)	A.D. Ekambaresa chetti	do.	Distributing channel going to tank.	Vacant site of the temple.	No. III		ac cents 0-8	402-8-0	
595/M/6	(19)	Ramalinga Nadar	channel	586-A-	His own backyard	Channel		1 Cent	0-1-0	
594 A	Wet (20)	A. Venkatakrishna chetti (East Half)	Road	593	595-	594 Etc * 594-A		ac. cents 6-81		
		Bysani Subbanna chetti (west half)								
						7-39-82			7740-15-2	

[redacted] is a regular scheme

unless set and the Collector does not propose to construct drains or roads. The Collector recommends the acquisition. The site has to be approved by the Public Health Commissioner and the Sanitary Commissioner has no objection. The orders whether the draft notification may be published in the Fort St. George Gazette.

Pp 9-4 CF

In the circumstances stated by the Collector
MS 12.7.20 it would seem desirable to acquire the land now, the objections of some of the owners being overruled. A draft order is submitted for approval.

13.7.20

Lands : Dept

Dept

7613/1, from the Collector of Coimbatore, No. 5[illegible]9 Rev
dt 20-2-19
Rev. No. 7613-14, dated 12-1-
C.No 3449/1 from the Addl. Dy. Commissioner, No
2-2-20

Subject.

Land acquisition — Addl. ghat Link Road
extension in.

The collector reports that the total cost of the acquisition of the site including value of borewell, wells and the 15 per cent allowance for the compulsory nature of the acquisition will come to Rs 12182-3-11.

12 ½

The appraisement cost of the site is not given as there is no regular scheme of improvement and the taluk board does not propose to construct drains or roads. The collector recommends the acquisition. The site has been approved by the Addl. Sanitary Commissioner and the Sanitary Commissioner has no objection. Orders whether the draft notification may be published in the Fort St. George Gazette.

10 ½

11-1 ½

Pp 9-4 CF

MS
12/7/20

In the circumstances stated by the Collector it would seem desirable to acquire the land overruling the objections of some of the owners being overruled. A draft order is submitted for approval.

Rev
13-7-20

also in the neighbourhood
Cross roads at Hollingbourne
1/10. 1127 L
18.6.16 (C)

The Dt Bd has acquired 45 acres already in Hollingbourne & has nearly 4 yet to build on the area acquired.

There is another proposal for the acquisition of about 4 acres for the relief of congestion at the Treyaru crossroads.

(W)
Since dropped - W.D. 17852
25.8.20

Now a further application is before us for the acquisition of 12.72 acres.

Have they any other schemes in hand? It is quite necessary that the policy of the Dt Bd should be defined as a whole & that the financial effect of these schemes & should be examined & reported upon before any more land is acquired.

(C) 1/6/16
(W) 1/6/16
(B) 1/6/16

Sec.

A draft memo. is placed below.

2. It is not known whether the Dt Bd has any schemes on hand for the relief of congestion in Hollingbourne other than those referred to above.

3. The Collector has reported that the

9/8/20.

Scheme for the relief of congestion in the Thorayur quarters may be dropped vide p. 15 of papers at (W).

11.8.20 HM

12/8

Box 27
12-8-20

Dupt
ader
abt D

12/8

Issue
W
12/8

[Memo no 3449-1L dated 13-8-20]

pp 13-20 f. [C no 5720L from the P.D.B. Coimbatore no 2172 3/20/8]

---

pp 16-17 f

The P.D.B. Coimbatore has submitted the report called for in para 2 of memo no 3449-1L, dated 13-8-20. He requests Government to sanction the acquisition of 12.72 acres of land for the extension of Kollegal town, already applied for by the Collector. No grants are asked for the acquisition of the land by the local board. As none of the owners of the land object to the acquisition.

pp 13-15 f.

p 17 f

p 1 f

Memo no 43 p. 2 f.

the land has to be acquired under the Land Acquisition Act, 1894. How may the acquisition of land be sanctioned? Vide at 'A' m/s. 1 - 3 F

2. The attention of the board may be invited to instructions (171) and (172) of the Local Boards Manual, ~~which give clear instructions~~ manner in which schemes for in regard to the extension of village sites should be worked out.

Hs 6-11-20

3 The question is for consideration whether action should be taken in this case under the Town-Planning Act, which will have to be formally extended to the union under Sec 39. ~~[illegible]~~ This course will save the Dt Bd the 15% solatium for Compulsory acquisition. The cost of the acq^n is estimated at Rs. 2,182 including the 15%

(copy put up in file)

vide Sec 35 of the Act

from 3/s. 2 CF

M 6-11-20

Sr.

The P. D. B does not ask for any grant but he wants permission to divert the balance of provincial grants for the purpose. He hopes to realise the balance

after the sites are sold. The Board has already spent over Rs 44,000 for acquisition of lands for reclaiming certain and has realised so far only Rs 2649. Most of this amount was spent in 1912-13 and 1913-14. After seven years less than 6% of the cost of acquisition has been recovered by sale of sites. I do not think that any diversion from the provincial grant balance is justifiable in the circumstances.

The balance of the provincial grants may be ordered to be refunded. The Board may borrow the money, if it is confident of repaying the money soon.

K

Put up after Govt's FRC Report is received

May be discussed with reference to the decision of the F.R.C.

BNR
9/12/20

A copy of the report of the Financial Relations committee* is put up. For orders whether orders may issue as above.

S

4/12.20.

Yes/Mear. HM stat Dec'ly 13.12.20 BNR 11/12

* Since removed

13.12.20

Secy

37

A draft order is submitted for approval

VVS
16/12/20

Ask whether any guarantee
in the shape of a moiety of
cost price can be given &
then can the rules will
be taken up.

16.12.20

A draft memo. is submitted for
approval.

VVS
17.12.20

17.12

21.12

[O. M. No. 5720-1, d. 22-12-20]

C No. 19577, From the DDO, Coimbatore, Rec
No. 2172 // 17.9.21.

23-26 CF.

C No. 26621, From the DDO, Coimbatore Rec
No 2172 / 15.12.21.

U.S.

(~~Through Secy to Collr~~) Please see the Kollegal Tk bd's
reply on pp 25-26 CF., forwarded by
the DDO. The cost of the acqui-

p. 26 CF. sition is now estimated at Rs 6802.

38 A

Intending purchasers of sites have already deposited in advance a sum of Rs 3760. The DD will now have to find only the difference viz. Rs 3042. This it may be able to borrow (if necessary) (Vide K on p 5 ante) as it can be confident of repaying soon because a large demand for sites is reported to exist. In the circumstances, the acquisition may be sanctioned; & orders may perhaps also issue as at K on p 5 ante.

[The Board has not returned the balance of the provincial grants]. | ff. 2.322

For orders.

CVR 6.2.22

MR 22.2.22.

Through 'B'

(with refce to the general question of refund of grants).

S.

Red 23/2

We may sanction the acquisition but direct that the balance of prov. grants now with the T. B. shall be re-funded as soon as the sites are disposed immediately. The Scheme is obviously paying and there is no justification whatever for a grant.

55 23/2

K

The T. B.

TBR 7/3/22

S4

Under s. 4 of K. I do think I may not make it the lease of Loan Principle. S.O. knows what I mean. Put into draft through him

YM
8/3

11 Recd. 8/3 or 9/3

S.O

A/9/3

It is presumed that the Secretary is in favour sanctioning of the acqn of the Land. unless until the question of financing the Scheme is settled and a regular scheme has been worked out.

2. A draft order is placed below.

11.3.22

M
11.3.22

(Draft rec'd typed 17/3)

Kw 18/3/23

Ro 16932
9.11.12 (N)

Killegal is one of the many places which have had an unfortunate history in the matter of town extension. I notice from the papers put up on this file that a scheme for achieving extension which I elaborated in 1910 and which was approved by the late Mr Eckman (?) was R.D.O. & Mr Eckman was

Colwyn Bay) was after ten
years of correspondence finally dropped in 1920! The place
I originally chose for an extension
with the consent of the
people was given up and
75 acres of it acquired elsewhere but nobody
has yet built on it!
The present scheme offers
reasonable prospects of
success; and I would
advise that, if possible,
we should avoid further
delay — it has been already
delayed for nearly 3 years —
and push the proposal
by one further decisive
step. The order proposed
to be varied will, I am
afraid, have the opposite
effect.

As regards financing the
cost of acquisition, I agree
that the unspent balances of grants
should not be earmarked to the
individual. But the T.B. has — or ought to have —
enough money in its L.D. Fund

to advance the Rs 3142 (Rs 6802 − 3760) required for paying compensation. At the end of 20-21 it had a balance of Rs 2650 out of the proceeds of the lease of the 75 acres. It is sure to have added another Rs 500 since. I would therefore suggest that the draft notifn be ordered to be published at once and the T.B. be asked to allot the money required — once & a time applicants' deposits — out of the sources pointed out above or by applying for a temporary loan.

It is necessary however that layout and buildings on the acquired area should be conducted on proper lines. For this purpose I would advise the issue of a notifn under S. 12 of the T.P.A directing the submission to Govt before 30th June of a draft scheme in-

× p. 17 cf
This passage is in conflict with the T.B.'s latest letter but it conflicts with the Admr's report of 1919. RL
p 3 cf.

4/11

consultation with the D.T.P. This will expedite matters.

It is somewhat awkward for us to press the lease aden in this particular case. In the Govt memo dated 22.12.20 we suggested p. 21 of that intending purchasers shd deposit half the cost of the site and this has been done by 39 persons.

If any agree to the above proposals, a despatch draft has to be put up

Ed.
18/3

S. Dapre 1987

VS

Ref. enclosed
13
Recd on 31/3/22

A revised draft order is placed below - vide at 'A' & 'B' of S.O's - sec. 9 & 10.

2. With reference to S.O.'s suggestion at A on page 10 ante it is submitted that Kollegal is a union & that it is first necessary to extend the Madras Town Planning Act to the Union in order that action

may be taken under that Act for
drawing up a town-planning scheme.
This has been done in para. 2 of the draft

28.4

3/5/22

3/5/22

Scott. II-16 (a)—48,962—2-2-22. (6)

L. S. G. (L. H.) DEPARTMENT.

	Date.	Initials.
When received for Fair-copying.		
When copied ..		
When examined ..		
When signed ..		
When despatched ..		

Received 6-12-21

READ AGAIN G.O. No. ....., dated ..... 192 .

" " " " ..... " ..... 192 .

READ ALSO:—

C. No. 7613L, From the Collector of Coimbatore No. 5559, dated 20. 12. 1919.

" " 3449L " " ..... " " 2. 7. 1920.

" " 5720L " P.W.D. Coimbatore " 2172 " 20. 10. 1920

" " 26621 " " ..... " " 15. 12. 1921.

(Press alone to be printed)

ORDER. Read

No. 620, Pub. dated 2-5- 192 2

The notification submitted by the Collector of Coimbatore in the first of his letters read above for the acquisition of land for town extension in Kollegal will be published in the Fort St George Gazette. ~~The Kollegal Jackal Road is requested to meet~~ The cost of acquisition should be met from the deposits made by the applicants for sites and from the land development fund of the Kollegal Taluk or by means of a temporary loan. The Government are not prepared to sanction the

~~Re~~ proposal to utilize for this purpose the unspent balance of grants made for the removal of Congestion in Kollegal. ~~the Application~~ The Taluk Board is requested to refund ~~of Rs. proposed for town extension.~~

This unspent balance should ~~be refunded~~ to the Government immediately.

2. The Govt consider that the lay-out of and building on the acquired area should be controlled on proper lines under the provisions of the Madras Town Planning Act, 1920 This Act will accordingly be extended to the Kollegal union. Under section 12 of the Act the Kollegal Taluk Board is requested to submit (in consultation with the D.T.P.) a town-planning scheme in respect of the area before the 15th August 1922 ~~for the purpose of relief of congestion & town extension~~

3. The appended notifications will be published in the Fort St George Gazette.

Dated 20/5/22

To

The Secretary of Government ✓

" D.D. " ✓

" Law (Legislative) Dept ✓

" Director of Local Boards ✓

" Director of Town Planning ✓

" Examiner of Local Fund Accounts ✓

Gazette 16.5.22

Accountant General ✓

(Bs vr 3-4-22)

Appendix

Appendix.

Notifications

I

Under section 39 (1) of the Madras Town Planning Act, 1920, the Court are pleased to extend the provisions of the said Act to the Kollegal Union in the Coimbatore District

II

Under section 12 of the Madras Town Planning Act, 1920, the Government direct the Kollegal Taluk Board to prepare, print and submit for their sanction before the ~~31st June 1922~~ 1st August 1922 ~~from the date of publication of this notification in the Fort St George Gazette~~ a scheme in respect of the 12.32 acres of land notified for acquisition ~~relating to relief of Congestion under~~ vide Notification No 350 published on page 228-229 of Part I-A of the Fort St George Gazette dated 9th May 1922.

PRESS SLIP.

ORDINARY. PREFERENCE. URGENT (a)

Secret. 11-38—7,140—11-

Dept. L. & S. (H)

M 12/5

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. No 6250-H, dated 2-5 ..... 1922.

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[P.T.O.]

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